



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

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In an elevated south facing position at the end of a short cul-de-sac within a popular mature estate on the outskirts of Bromyard. 13 Hereford and 15 Worcester.

A Deceptively Spacious Two-Bedroom End of Terrace House being the Ideal Subject for Improvement. Radiators in Each Room, Double Glazing, Board Style or Tiled Flooring. Attractive Mature Rear Garden with Silvan Backdrop.

**33 ASH CRESCENT
BROMYARD
HR7 4QG**



Comprising

Porch, Hall, Cloakroom, Lounge, Kitchen/Diner, Landing, Two Bedrooms with Built-In Wardrobes, Bathroom, Attractive Gardens, Designated Car Parking Space. EPC – D

Guide price: £168,000

33 Ash Crescent, BROMYARD HR7 4QG

33 ASH CRESCENT is a spacious two-bedroom end of terrace house being the ideal subject for further improvement. It has radiators in each room, double glazing and board style, tiled or carpeted flooring.

The house is in an elevated south facing peaceful position at the end of a short cul-de-sac road within a popular residential estate on the outskirts of Bromyard. It has a secluded mature rear garden with shrubs, trees, a pond and a silvan backdrop. There is a useful large metal storage shed and further space to the side of the house. From this area there is a gate to the side and the designated parking space.

The accommodation, with approximate measurements, comprises:-

PORCH with light to part glazed front door and

RECEPTION HALL with ceramic tile floor, radiator and window to side.

CLOAKROOM



Hand basin with tiled splashback, WC, ceramic tile floor, radiator, cupboard with shelves and window.

LOUNGE (12'7" x 12'1" incl. stairs)



Oak board style floor, radiator, cupboard under stairs, central heating thermostat, sliding patio doors to the rear garden.

KITCHEN/DINER (12'6" x 11'0" max. meas.)



Range of base and wall units with light wood fronts of cupboards and drawers, integral electric oven, space and plumbing for washing machine, space for fridge, work surface with tiled splashback, inset 1.5 bowl sink and mixer tap, inset four-ring gas hob with extractor over.



Ceramic tile floor, radiator, two windows to front.

Carpeted stairs from the lounge to

LANDING with window to side and view over to Bromyard Downs, carpet, access to loft space.

BEDROOM 1 (11'6" x 9'5" max. meas.)



Oak style board floor, radiator, double doors to built-in wardrobe of hanging rail and shelf, door to cupboard with shelves, wide window to rear garden.

BEDROOM 2 (9'7" x 6'5")



Oak style board floor, radiator, door to built-in wardrobe of hanging rail and shelf,



window to front with view through to open fields and the Malvern Hills.

BATHROOM



White suite of panelled bath with tiling, rail and Mira Sport shower over, hand basin and WC with tiled splashback. Linolite shaving light, ceramic tile floor, radiator, extractor and window.

AIRING CUPBOARD with slatted shelving and radiator.

FRONT GARDEN

Lawn with low box hedge and short paved path from the brick pavioured road to the front door.

THE REAR GARDEN



This is attractively laid out with a number of shrubs and trees and a silvan backdrop. It is bounded by lap fences for privacy and there is a door to the side and parking area. Full width paved patio with low brick retaining wall and steps to upper garden of lawn, borders,



secluded sitting space and paved path.

Metal frame **STORAGE SHED** with double doors (9x9).

ONE PARKING SPACE close by.

SERVICES Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre take the A44 Leominster road, turn left onto the A465 Hereford road. After about 400 yards turn left into Ashfield Way. At the T-junction turn right then first right into Ash Crescent then first right into the parking area.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.

Ref. BB003365

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.